

SECTION 02504 – ADJACENT ROADWAY IMPROVEMENTS

PART 1 - GENERAL

1.1 Roadways adjacent to proposed developments shall conform to the following requirements and standards:

A. Adjacent Roadway Improvements

1. Developers shall be responsible for improvements to the existing roadway(s) that front their property. These improvements shall include, but are not limited to, the following items:
 - a. Construction of acceleration lanes, deceleration lanes, and passing blisters for each entrance or street intersection. Reference Figure G-13.
 - b. In order to construct adequate passing blisters, right-of-way shall be obtained which has a width consistent with the most current accepted Thoroughfare Plan. A minimum of 500 feet full width right-of-way centered on the entrance or street intersection shall be obtained. The developer is responsible for the purchase of the right-of-way, at fair market value. The City will offer assistance in obtaining right-of-way if the initial purchase offer is unsuccessful. A written offer to the property owner is required.
 - c. The existing two (2)-lane roadway(s) that front the property shall require a full pavement width 1-1/2" mill and resurface. The required resurfaced area shall extend a minimum of 10' beyond the acceleration and deceleration lanes and passing blister, whichever is greater.
2. Additional improvements may be required depending on field conditions and as determined by the WPWD or designee.

PART 2 - PRODUCTS

Not Applicable

PART 3 - EXECUTION

Not Applicable

END OF SECTION 02504